

OFFICE BUILDING FOR LEASE  
MAY 2024

# **BERRYHILL MEDICAL PARK OFFICE**

**stirling**



### OFFERING SUMMARY

Available SF:	2,630 SF
Lease Rate:	\$21.34 SF/yr (MG)
Lot Size:	0.55 Acres
Year Built:	1990
Building Size:	4,876 SF
Renovated:	2023
Zoning:	C1
Market:	Milton
Traffic Count:	25,000

### PROPERTY OVERVIEW

Berryhill Medical Park Opportunity. Service both Milton & Pace from this location. Suite B is currently available. Outstanding medical/office facility next door to Santa Rosa Medical Center. Excellent condition with excess common parking. Multiple exam rooms, waiting area, offices, bathrooms, etc. throughout the entire facility. Tenant pays 54% of electricity, which will be billed monthly. rent - \$4,677 per month plus applicable taxes.

This facility has received several upgrades in 2023 including new roof, exterior paint, HVAC units, landscaping and resurfaced/painted/stripped parking lot, and are included in the monthly rent.

Current CAM expenses are estimated at \$3.84sf, which includes property taxes, water/sewer, lawn care & insurance and are included with monthly rent.

Tenant pays prorata share of electricity ( upon full occupancy ), which is billed monthly & all janitorial costs.

### PROPERTY HIGHLIGHTS

- Berryhill Medical Park Opportunity next to Santa Rosa Medical Center.
- Service both Milton & Pace from this location
- Berryhill medical facility with two suites or easily combined for one unit



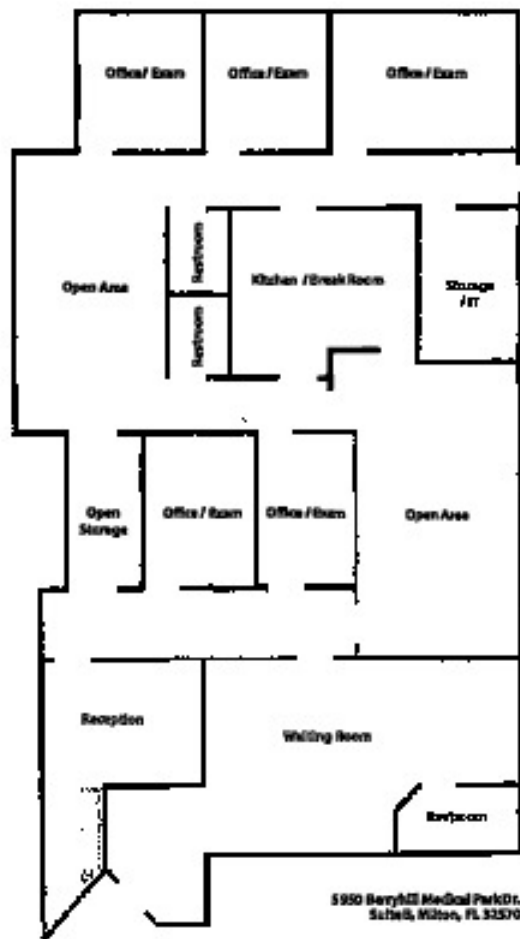




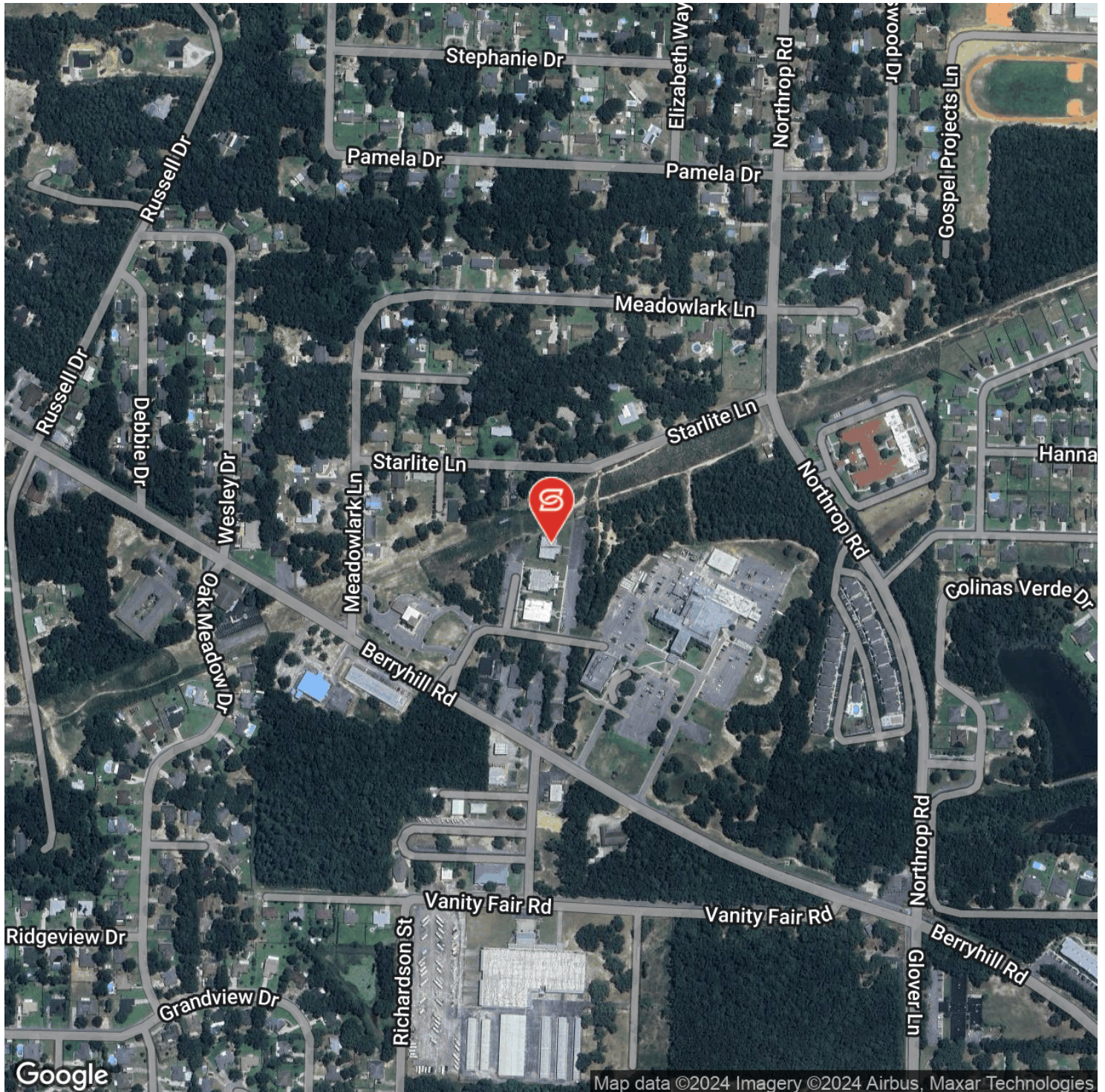




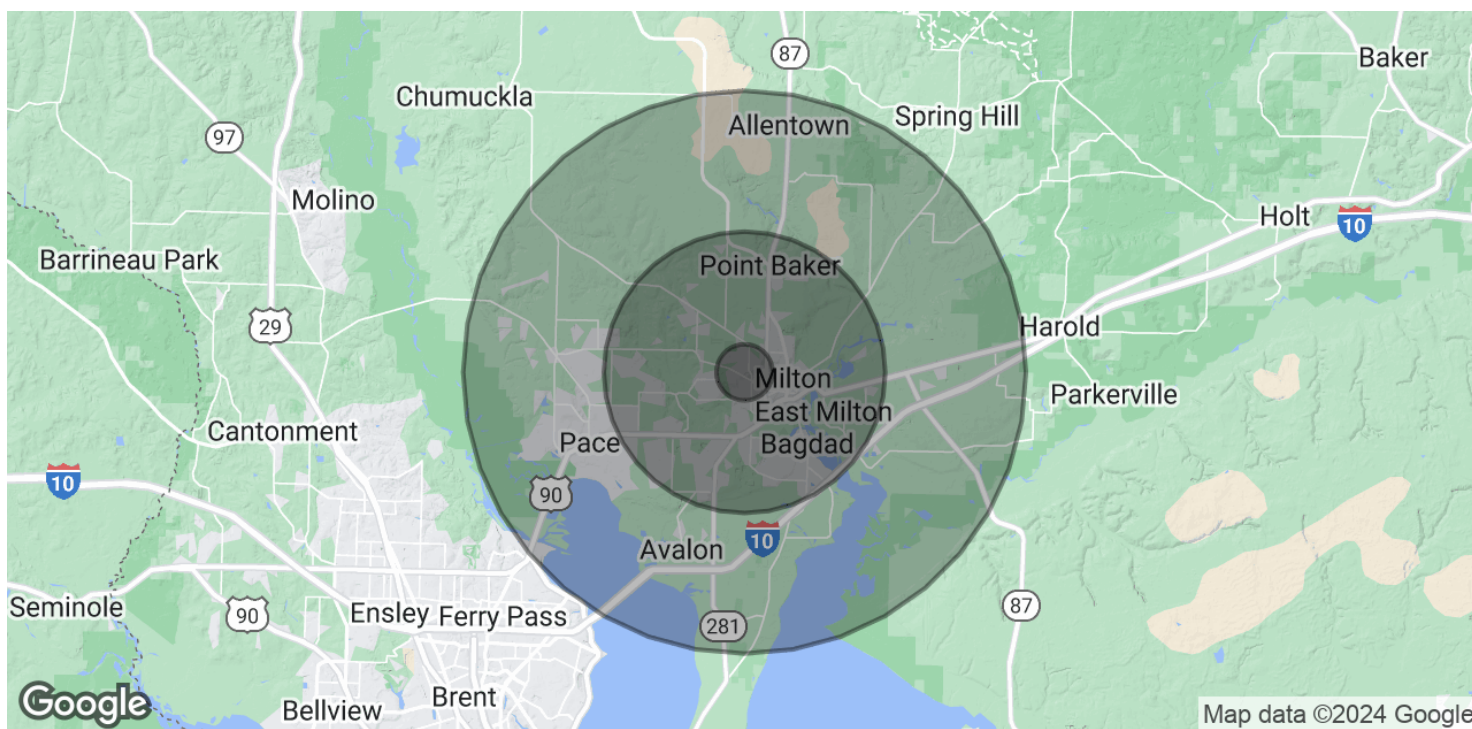
### SUITE B











POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,161	36,964	73,787
Average Age	40.7	38.9	39.0
Average Age (Male)	37.7	37.7	38.3
Average Age (Female)	45.0	41.0	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	883	14,356	28,100
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$61,317	\$55,686	\$58,765
Average House Value	\$102,374	\$134,547	\$167,316

2020 American Community Survey (ACS)